

Minutes of: PLANNING COMMISSION
Time of Meeting: 6:00 P.M.
Date of Meeting: August 15, 2007
Place of Meeting: COUNCIL CHAMBERS

CALL TO ORDER

Planning Commission Chairperson Baker called the Regular Meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Whitton led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Baker, Commissioners Boddy, Cardosa, Douglas, Montgomery, and Whitton

Absent: Commissioner Dominguez

Staff Present: Gary Barberio, Acting Planning Director
Jane Mobaldi, Assistant City Attorney
Michele Masterson, Senior Management Analyst
Sheila Cobian, Deputy City Clerk
Jason Goff, Associate Planner
Clyde Wickham, Associate Engineer
John O'Donnell, Senior Civil Engineer – Development Services

APPROVAL OF MINUTES

MOTION

ACTION: Motion by Commissioner Cardosa and duly seconded, to approve the minutes of the Regular Meetings of June 20, 2007 and July 18, 2007.
VOTE: 6 – 0
AYES: Chairperson Baker, Commissioners Boddy, Cardosa, Douglas, Montgomery, and Whitton
NOES: None
ABSENT: Commissioner Dominguez

Chairperson Baker directed everyone's attention to the slide on the screen to review the procedures the Commission would be following for that evening's Public Hearing.

PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

None.

PUBLIC HEARINGS

Chairperson Baker opened the Public Hearing and asked Acting Planning Director Gary Barberio to introduce the first item.

1. **SDP 06-09/PUD 06-05 – O'GARA DEVELOPMENT** – Request for approval of a Planned Development Permit to subdivide a .42 acre parcel into two residential lots and one private drive lot and approval of a Site Development Plan to allow the construction of a new 2,596 square foot two-story one-family dwelling on property located on the south side of Oak Avenue between Pio Pico Drive and Highland Drive in Local Facilities Management Zone 1.

Mr. Barberio stated Item 1 is normally heard in a Public Hearing context; however, it appears to be minor and routine in nature with no outstanding issues and Staff is recommending approval. He recommended the Public Hearing be opened and closed, and that the Planning Commission proceed with a vote as a consent item. If the Planning Commission or any members of the public wish to pull the item, Staff would be available to respond to any questions.

Chairperson Baker asked if any members of the Planning Commission wished to pull the item listed.

Chairperson Baker asked if any members of the public wished to speak on the item listed. Seeing none, she opened and closed Public Testimony for Item 1.

MOTION

ACTION: Motion by Commissioner Cardoso and duly seconded, that the Planning Commission approve Item 1.
VOTE: 6 – 0
AYES: Chairperson Baker, Commissioners Boddy, Cardoso, Douglas, Montgomery, and Whitton
NOES: None
ABSENT: Commissioner Dominguez

Chairperson Baker closed the Public Hearing on Item 1 and asked Mr. Barberio to introduce the next item.

2. **CUP 06-08 – BOY'S AND GIRL'S CLUB** – Request for a determination that the project is within the scope of the previously certified Bressi Ranch Master Plan Program EIR and that the Program EIR adequately describes the activity for the purposes of CEQA, and approval of a Conditional Use Permit for the development of an 18,633 square foot Boy's and Girl's Club, generally located north of Paradise Road, west of Bressi Ranch Way, east of the Bressi Ranch Village Square, in Planning Area 15 of the Bressi Ranch Master Plan and in Local Facilities Management Zone 17.

Mr. Barberio introduced Agenda Item 2 and stated Associate Planner Jason Goff would make the Staff presentation.

Chairperson Baker opened the Public Hearing on Item 2.

Mr. Goff gave a presentation and stated he would be available to answer any questions.

Chairperson Baker asked if there were any other questions of Staff. Seeing none, she asked if the applicant would like to make a presentation.

Nancy Keenan, representing the Dahlin Group, gave a detailed presentation and stated she would be available to answer any questions.

Ron Sipora, representing the Boys and Girls Club, gave a brief presentation and stated he would be available to answer any questions.

Chairperson Baker asked if there were any questions of the applicant.

Commissioner Montgomery asked if the design of the courtyard entrance onto the paseo could be changed so that there were steps right onto the paseo and if the ramp could be shortened somewhat to accommodate the stairs. Mr. Sipora stated that to change the design at this point would be very costly to the organization and he feels that for safety purposes the current design is sufficient.

Commissioner Whitton asked if the two exit doors located off of the gymnasium could be more decorative than how they are currently reflected in the design. Ms. Keenan stated she would certainly take that into consideration.

Commissioner Douglas inquired about additional lighting along the paseo for security purposes.

Chairperson Baker asked if there were additional questions of Staff. Seeing none, she asked if there were any members of the public who wished to speak on the project.

Chairperson Baker opened public testimony on Item 2.

Greg Nelson, 3664 Maria Lane, spoke in support of the project and stated he is eager to see construction begin.

Tara Clark, 2641 Hancock Circle, stated she supports the project but is concerned about insufficient lighting and security measures on the site. Ms. Clark also spoke in favor of placing a road along the east side of the Village Green in place of the proposed 10 foot wide paseo.

Bryan Clark, 2641 Hancock Circle, spoke in favor of the project and stated he is also concerned about the lighting and security measures. Mr. Clark stated he too was in favor of a road being constructed along the east side of the Village Green

Scot McGehee, 2642 Hancock Circle, stated he was in favor of the project but is concerned about security and would like to see additional security lighting on the site.

Peter Diiorio, 2640 Hancock Circle, stated his support for the project and supports his neighbors concerns regarding safety and security measures.

Laryssa Freeman, 2715 Palmetto Drive, stated her support for the project.

John Harrelson also spoke in favor of the project.

Chairperson Baker asked if there any other members of the audience who wished to speak on the item. Seeing none, she closed public testimony on the item and asked Staff to respond to the concerns raised during public testimony.

MOTION

ACTION: Motion by Commissioner Cardosa, and duly seconded, that the Planning Commission adopt Planning Commission Resolution No. 6328 approving Conditional Use Permit (CUP 06-08) based on the findings and subject to the conditions contained therein.

DISCUSSION

Commissioner Whitton stated his concern regarding safety and strongly urged the architect to install security cameras at various locations on the site.

VOTE: 6 – 0
AYES: Chairperson Baker, Commissioners Boddy, Cardosa, Douglas, Montgomery, and Whitton
NOES: None
ABSENT: Commissioner Dominguez

Chairperson Baker closed the Public Hearings and thanked Staff for their presentations.

PLANNING COMMISSION COMMENTS

None.

PLANNING DIRECTOR COMMENTS

Mr Barberio stated that the Ponto Vision Plan Program EIR would be heard at the next regularly scheduled Planning Commission Meeting on September 5, 2007, and there will most likely be an additional hearing needed for the item.

CITY ATTORNEY COMMENTS

Ms. Mobaldi stated that regarding the storm water regulations, the Commission had asked about funding for implementation of the program. It was actually the cities and county of Los Angeles that litigated on the issue of whether it is an unfunded state mandate, not San Diego cities and county. That suit paved the way for our cities and county to make a claim with the State for some funding which will hopefully get the city some money for the implementation of the storm water program.

ADJOURNMENT**MOTION**

By proper motion, the regular meeting of the Planning Commission of August 15, 2007, was adjourned at 7:34 p.m.



Gary Barberio
Acting Planning Director

Bridget Desmarais
Minutes Clerk